



Bush & Co.

1 Pump Lane, Cambridge - £1,450 PCM

Well presented three bedroom semi detached family home in popular village of Hardwick offering quick access to Cambridge City, A428 and M11 and within the catchment area for Comberton Village College

Entrance Hall

Front Living Room

14'8" x 11'5" m (4.48 x 3.48 m)

Front living room with picture windows overlooking the front garden

Kitchen

Fitted kitchen with gas hob and electric oven and slimline dishwasher, (under counter fridge and washing machine can be supplied if needed)

Dining Area

11'10" x 15'10" m (3.62 x 4.85 m)

Dining area with grey tiled flooring

Downstairs Cloakroom

Front Double Bedroom

16'0" x 7'9" m (4.89 x 2.37 m)

Front double bedroom with fitted storage cupboards

Bedroom 2

9'1" x 12'2" m (2.77 x 3.71 m)

Second smaller double bedroom

Bedroom 3

12'3" x 6'6" m (3.75 x 2 m)

Good sized single bedroom

Bathroom

Bathroom with shower over the bath

Garage

Extra Wide Single Garage

Front Gardens

Lawn with driveway parking

Rear Gardens

Enclosed rear garden with lean to greenhouse

Key Information

EPC Rating – D

Council Tax Band – D

Rent – £1450 pcm (£334 pw)

Deposit – £1673

Available unfurnished 14 February 2026

Long term tenancy

- Semi Detached Three Bedroom House
- Unfurnished Property
- Gas Central Heating & Double Glazing
- Large Single Garage and Driveway Parking
- Front and rear Gardens
- In Catchment Area for Comberton Village College
- Sorry, No Smokers



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Lettings Office:

8 The Broadway, Mill Road, Cambridge CB1 3AH
01223 508085 lettings@bushandco.co.uk

Sales Office:

169 Mill Road, Cambridge CB1 3AN
01223 246262 sales@bushandco.co.uk